



**House Design:** Townhouse  
**# Bedrooms:** 3  
**Total # Baths:** 2  
**Apx Year Built:** 2012  
**Builder Name:** McVey  
**Apx Total SqFt:** 1318  
**Additional Living Units:** No  
**Basement:** No

**Area:** Cody in Town  
**Subdivision:** Trailhead 2 Addition  
**School District:** Park County  
 District #6  
**Mobiles Allowed:** No  
**Modulars Allowed:** No

**Apx Above Grade SqFt:** 1318      **Apx Below Grade SqFt:** 0      **# Full Baths:** 2      **# Half Baths:** 0      **# 3/4 Baths:** 0  
**Natural Gas Company:** Black Hills Energy      **Electric Company:** City  
**Sewer:** City      **Primary Water Type:** City      **Cooling Type:** Central Air  
**Primary Heat:** Forced Air      **Primary Fuel Type:** Natural Gas  
**Assessment \$:** 0      **HOA:** Yes      **Annual HOA Cost:** 170.00  
**Irrigation Fees \$:** 10.5      **Irrigation Company:** City of Cody      **Other \$:** 0

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Kitchen	Main		Bedroom	Main				
Dining Room	Main		Bedroom	Main				
Living Room	Main							
Master Bedroom	Main							
Full Bath	Main							
Full Bath	Main							

**Inclusions:** refrigerator, range(oven), dishwasher, washer/dryer  
**Exclusions:** Tenants personal property  
**Apx Irrigated Acres:** 0.07      **Apx Deeded Acres:** 0.07      **Apx Lot SqFt:** 3049  
**Taxes TBD:** No      **Tax Year:** 2018      **Total Tax \$:** 1212.85      **Taxed w/Other Land:** No  
**Property Rights:** Fee Simple      **Parcelable:** No      **Adj to Public Land:** No      **River/Stream Front:** No  
**Covenants:** Yes      **Detailed Zoning:** Cody Medium-High Density Residential(R3)  
**Seller Fin:** No      **Disclosures:** No  
**Legal Description:** TRAILHEAD 2 ADD'N. (AMENDED) LOT 6 as per county records  
**RdAccs:** Public      **RdMaint:** Public      **RdSrvc:** Paved (Asphalt/Concrete)

**Construction:** Frame      **Heating Stove Type:** None  
**Exterior Siding:** Cedar Shake, Composite Wood, Stone      **Fireplace Type:** None  
**Roof:** Shingle      **Interior Features:** Ceiling Fan(s), Garage Door Opener, Mud Room, Porch, Tile Floor, Vaulted Ceiling(s), Walk-in Closet(s), Wood Floor  
**Garage/Type Stalls:** Attached-1 Stall  
**Exterior Features:** Covered Patio, Deck, Fenced Yard, Flat Terrain, Irrigated, Landscaping, Mountain View, Natural Gas to Property, Patio, Porch, Sprinklers

**Comments:** Very appealing high quality Town House. 3 bed/2 bath w/ attached 1 stall garage. Wood floors throughout w/ an efficient open floor plan and vaulted ceilings above! Fenced yard w/ under ground sprinklers. Low maintenance with a great location! Owner would like to sell with 212 Robert street (next door) making this property a great RENTAL INVESTMENT!! Subject to current tenant lease.

**Directions to Property:** From Bighorn AVE, North on Robert Street to 214 Robert Street. Subject property on east side of street. See realty sign.

**Subject to 1031:** No  
**Office Name:** Running Horse Realty (#:43)

**Listing Office:** Running Horse Realty (#:43)

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